

ASSIGNEE'S SALE

Of Valuable Residential Property

Located on North side of Old National Pike now known as U. S. Route 40 in Braddock Heights, Frederick County, Maryland. Under and by virtue of the power of sale contained in a Mortgage of Ronald E. Fox and Dorothy M. Fox, his wife, dated November 11, 1975 and recorded in Liber 973, folio 894, among the Land Records of Frederick County, Maryland, said Mortgage having been assigned on June 29, 1978 to the undersigned Assignee for the purpose of foreclosure and collection, default having occurred in the terms and conditions of the said Mortgage, the undersigned will offer for sale at the Court House Door in Frederick County, Maryland on:

WEDNESDAY, THE 29TH DAY OF AUGUST, 1979
at 10:00 o'clock A.M.

All that lot or parcel of land situate, lying and being in Braddock Heights, Frederick County, State of Maryland, and more particularly described as follows:

BEGINNING at the intersection of the line fence between the Keller and Mumford Farms and the Northern margin of said State Road and running thence with the Northern margin of said Road in a Westerly direction one hundred (100) feet to a corner now made, thence in a Northerly direction parallel with said Keller and Mumford line two hundred (200) feet, thence in an Easterly direction one hundred (100) feet to said Keller line, thence in a Southerly direction with said boundary line between the Keller and Mumford farms two hundred (200) feet to the place of beginning, being the South-easterly most portion of the same real estate which was conveyed from Mary E. Keller et. al. to the said Clara F. Keller, by Deed dated June 19, 1924 and recorded in Liber No. 348, folio 548, one of the Land Records of Frederick County, Maryland.

BEING all and the same real estate described and conveyed in a Deed from J. Frank Fox, widower to the said Ronald E. Fox, dated November 11, 1975 and recorded in Liber 973, folio 892 one of the Land Records of Frederick County, Maryland.

INSPECTION: Contact John L. Bruhn, 26 North Court Street, Frederick, Maryland at 662-9222 for further information.

POSSESSION: Immediately upon final settlement.

TERMS OF SALE: A deposit of Two Thousand (\$2,000.00) Dollars in cash, Cashier's Check or a check acceptable to Assignee at the time of sale, balance to be paid upon ratification thereof by the Circuit Court for Frederick County. Interest of Ten (10%) percent per annum to be paid on unpaid purchase money from date of sale. All costs of conveyancing, all revenue stamps and transfer taxes and all other miscellaneous expense to be at the expense of the purchaser or purchasers. Taxes and all public charges to be adjusted to the date of settlement.

GEORGE T. HORMAN, Assignee
22 West Second Street
Frederick, Maryland 21701
(301) 662-8248 or (301) 948-5633

W. Jerome Offutt,
OFFUTT, HAUGH & HORMAN
22 West Second Street
Frederick, Maryland 21701

Solicitor: JOHN L. PONTON, Auctioneer

8-10-3t-(3)

We hereby acknowledge that We have this 29th day of August, 1979, purchased at Public Sale of George T. Horman, Assignee, in Equity Case No. 29,328, the real estate and improvements lying and being in Braddock Heights, Frederick County and being all and the same real estate described and conveyed in a Deed from J. Frank Fox, widower to the said Ronald E. Fox, dated November 11, 1975 and recorded in Liber 973, folio 892, one of the Land Records of Frederick County, Maryland; all as more fully described in the annexed copy of advertisement, for the sum of *THIRTY-FOUR*

THOUSAND - TWO HUNDRED AND ⁰⁰/₁₀₀

and We hereby covenant to comply with the terms of sale set forth in said advertisement and announced by the Auctioneer on the day of Sale.

WITNESS our hand and seals.

WITNESS:

James J. Neal (SEAL)
James T. Neal

Alice V. Neal (SEAL)
Alice V. Neal

RECEIPT

RECEIVED of *\$2,000.00* this 29th day of August, 1979 the sum of *\$2,000.00* as part purchase price for the above real estate and improvements.

George T. Horman Assignee

Filed September 13, 1979